

RETAIL | FOR SALE

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10 HIGH STREET, DROITWICH, WORCESTERSHIRE, WR9 8EW

2,156 SQ FT (200.30 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

A prominent town centre freehold premises
suitable for a variety of uses - STP

- High Street Location
- Ground Floor Retail with Storage
- Rear Walled Garden
- Separate Access to the Upper Floors
- Potential to Convert the Uppers to Alternative Uses such as Residential
- Freehold
- Offers in the region of £240,000 exclusive



DESCRIPTION

The property comprises an attractive period property occupying a prominent position along Droitwich High Street and comprises a traditional three-storey commercial building of brick construction beneath a pitched roof.

The ground floor provides a well-presented retail space, currently configured as two interconnected areas, with a distinctive double-fronted shop façade offering excellent visibility to passing trade.

To the side and rear of the retail accommodation is a dedicated storage area, along with a kitchen and welfare facilities, all of which open out onto a substantial and enclosed rear walled garden.

The upper floors, accessed via a separate entrance to the side of the building, were most recently used for storage and administrative purposes but offer significant potential for conversion to residential or alternative uses, subject to obtaining the necessary planning consents.

The accommodation benefits from good natural light and retains a number of attractive character features consistent with its period construction.



LOCATION

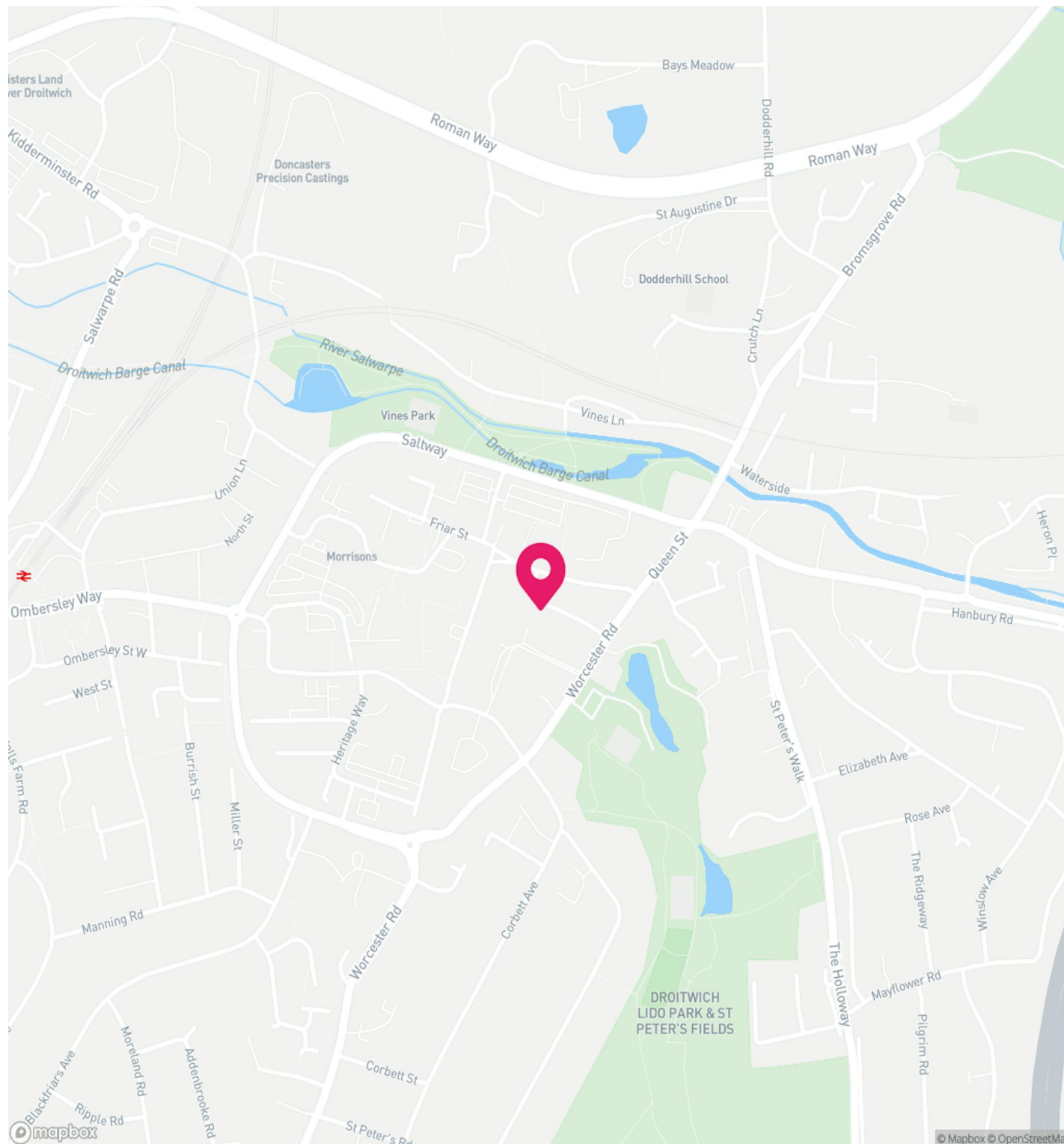
The property is prominently situated within Droitwich Spa High Street, in the heart of this historic and thriving Worcestershire town.

Droitwich benefits from a strong local catchment and an established retail and commercial offering, with a mix of national operators, independent retailers, and service providers nearby.

The town is conveniently positioned approximately 7 miles north-east of Worcester, 18 miles south of Birmingham, and 10 miles south-west of Bromsgrove, making it well connected to key urban centres across the region.

Droitwich Spa benefits from excellent transport links, with Junction 5 of the M5 motorway located just 2 miles away, providing direct access to the wider national motorway network including the M6, M42 and M50. The A38 also runs through the town, linking it with Worcester and Bromsgrove.

Droitwich Spa railway station offers regular direct services to Birmingham New Street, Worcester, and Hereford.





AVAILABILITY

Name	sq ft	sq m	Availability
Ground - Ground Floor Retail	816	75.81	Available
1st - Storage	676	62.80	Available
2nd - Storage	664	61.69	Available
Total	2,156	200.30	

SERVICES

We understand that the premises has the benefit of all mains services connected on, or adjacent to, the subject premises.

The agent has not tested the suitability of the connections and recommends that all interested parties carry out their own investigations.

SERVICE CHARGE

n/a

RATEABLE VALUE

£9,100. We understand the property will qualify for Small Business Rates Relief, subject to occupiers eligibility

VAT

To be confirmed

LEGAL FEES

Each party to bear their own costs

PRICE

Offers in the region of £240,000 for the freehold interest, subject to contract.

POSSIBLE USE CLASSES

Class C2 - Residential Institutions, Class C4 - Houses in multiple occupation

EPC

C (67)

ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

CONTACT



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